



Roxann Wedegartner
Mayor

City of GREENFIELD, MASSACHUSETTS

PLANNING AND DEVELOPMENT

PLANNING BOARD

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MEETING NOTICE GREENFIELD PLANNING BOARD ****Webex Meeting****

Webex Link:

<https://greenfieldma.my.webex.com/greenfieldma.my/j.php?MTID=m61994232e8cf544604c41beed0c3fd15>

Meeting number (access code): Access Code: 132 022 1664

Join by phone: +1-408-418-9388 United States Toll

Thursday, January 7, 2021

***** 6:00 p.m. *****

AGENDA

CHAIRS STATEMENT: This meeting is being recorded. If any other persons present are doing the same you must notify the chairperson at this time.

1. Call to order by Chairperson
2. Approval of Meeting Minutes from December 17, 2020.
3. ZBA Recommendations:
 - a. Application of Trinity Solar for property located at 187 Plain Road (Assessor's Map R28, Lot 34), which is located in the Rural Residential (RC) Zoning District, for a Special Permit pursuant to Sections 200-4.2(C)(17), 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow the construction of a 4.08 kW DC solar ground-mounted system (12 panels) at this location. The maximum height of the system is approximately 6.75 feet.
 - b. Application of 15 Arch Street, LLC – c/o John Hadden for property located at 15 Arch Street (Assessor's Map 69, Lot 74), which is located in the General Industry (GI) Zoning District, for a Special Permit pursuant to Sections 200-4.11(C)(16), 200-7.17, 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow a marijuana cultivator business at this location.
 - c. Application of Carl Woodruff and Mia Korteblein for property located at 60 James Street (Assessor's Map 23, Lot 19), which is located in the Urban Residential (RA) Zoning District, for a Special Permit pursuant to Sections 200-5.3(E)(2) and 200-8.3 of the Zoning Ordinance

in order to allow a reduction of the front yard setback from 25 feet to 20 feet for the construction of a single family home at this location.

4. Action Items:

- a. Planning Board deliberation on the proposed amendments to the Subdivision Regulations to incorporate Low Impact Development (LID) techniques throughout the regulations. A copy of the proposed amendments can be found at: https://greenfield-ma.gov/files/Proposed_Amendments_to_Subdivision_Regulations_LID_10-08-20.pdf

5. Discussion Items:

- a. Potential zoning map amendment to change the classification of 1385 Bernardston Road from Rural Residential (RC) to General Commercial (GC).

6. Board and Staff Reports

7. Set next meeting date

8. Adjourn

* Please note that the list of topics in this notice was comprehensive at the time of posting, however the public body may consider and take action on unforeseen matters not specifically named in this notice.

Executive session may be called.

